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JAN 14 1983

CITY OF HAMILTON
TREASURY

Trade Centre/Arena Complex

ANALYSIS OF PROPOSED FINANCING

DECEMBER 1982

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

City of Hamilton
Treasury

TRADE CENTRE/ARENA COMPLEX

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December 22, 1982

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

Alderman B. Hinkley, Chairman,
And Members of the Parks and Recreation Committee

Dear Alderman Hinkley

On September 14, 1982, City Council approved Item No. 2 of the Sixteenth Report of the Finance Committee, as adopted by the Parks and Recreation Committee, to appoint Pannell Kerr Forster Campbell Sharp, Management Consultants, to undertake a marketing study to determine the total net revenue for the operation of the proposed Trade Centre/Arena with and without a National Hockey League franchise. In accordance with your request and in conjuction with the Trade Centre/Arena Subcommittee, we have undertaken a review of this report and wish to offer the following comments.

A report was submitted to your Committee in June 1982 in which we developed schedules to indicate the cost to the taxpayer if the facility were to be proceeded with based on the assumptions provided in the I.B.I. Report. The projections made at that time, based on the I.B.I. Report, indicated the City had the financial capability to proceed. The I.B.I. Report, unfortunately, was two years old and had been prepared to indicate the net revenue on operation for various sized buildings ranging from 6,400 seats to 18,000 seats. In addition, a change had taken place in the economy of not only our City but the country since the I.B.I. Report was prepared, and for these reasons, Council requested an updated marketing report on the 18,000 seat facility being proposed.

Schedule "A"

You will recall when this facility was first contemplated, the only money allocated towards the project was an indication from the Federal Government for assistance in the amount of $4,000,000. In the Report of June 1982, we advised that we had in our reserve for this project some $6,592,000. From this schedule, you will note as at December 31, 1982, we will have on hand some $9,508,000.

Schedule "B"

In the June 1982 report, it was indicated total cash receipts towards the project, when completed, exclusive of debt financing, would amount to $22,893,000. From the attached Schedule "B", you will note this amount has been revised to $24,913,000 which represents almost 60% of the estimated cost of the project. You should, however, make reference to Section (a) of Schedule "B" in which you will note the actual amount confirmed is $18,649,000. Section (b) and (c), while the amounts appear realistic, they are subject to confirmation.

Schedule "C"

Included in the Pannell Kerr Forster Campbell Sharp Report is a Summary of Financial Results indicating the net operating position of the facility under four different scenarios. For comparative purposes and presentation in this report, we have rounded their amounts to the closest $1,000 and excluded the sections of their report which indicated the net profit with an O.H.L. only and an N.H.L./O.H.L. only in order to comply with the original terms of reference which requested information with or without an N.H.L. franchise. Under each scenario, their report shows four different assumptions with or without beer sales and the concessions operated internally or externally. For ease of presentation, the following Schedules "D" to "G" have been prepared on the net operating position based on the assumptions concessions will be operated internally and showing a comparison whether beer is available or not.

Schedules "D", "E", "F" and "G"

It should be noted in Schedules "D" to "G", the following remain constant:

1. The total amount to be debentured is $17,787,000.
2. The rate of interest for the issuance of debentures is 13% for a twenty year term.
3. The one mill special levy is in effect for each of the years 1982 to 1985.

The only variance in these schedules is the amount to be borne by taxpayers after the absorption of debt to be financed from the operation of the facility. Based on the four variables, you will note the net cost to the taxpayer with an assessment of $5,000 would range from a low of $4.50 with an N.H.L. franchise to a high of $13.00 without hockey.

Schedule "H"

When the Capital Budget was approved by City Council in March of 1982, it was assumed the gross amount to be financed by debentures would be $25,582,000. The revised amount, subject to confirmation of Council, as shown on this schedule under Column (2), is $17,787,000, or a reduction of $7,795,000 since March of this year. In these revised schedules, we are estimating the financing, which was scheduled to commence in 1982 for the project, can now be deferred to 1985. The lower portion of Schedule "H" shows the reduction in the early years of the percentage of debt charges to levy and also as a percentage to the total budget. This revised schedule of financing will delay the burden for debt on the taxpayer until 1986 or the first full year of operation.

Schedule "I"

While the Consultants' Report includes positive statements as to the economic impact in the City if the project is proceeded with, we are also including, for your information, a letter we received from Mr. John Morand, Director of Economic Development, providing his estimate of the economic impact of proceeding with this project.

Schedule "J"

This project has been under review by City Council since June 24, 1980 and with the changes in the composition of Council, we thought it advisable that documentation be made in summary form on the steps taken by City Council in order to reach a decision as to whether the facility should be proceeded with or not. This summary, to the best of our knowledge, makes reference to the various dates on which action was recommended by Council or a Committee of Council.

Summary

It is our opinion, based on the comments and assumptions as reported in the I.B.I. Report and the comments of Pannell Kerr Forster Campbell Sharp Marketing Report, "As a result of our study we believe that market conditions generally support the development of a major arena facility in Hamilton", that the City has the financial capability to proceed with this project without placing an undue burden upon the taxpayers of the City of Hamilton.

Our analysis of the Consultants' Report indicates that under the worst scenario resulting debt charges from this project, together with the other projects contemplated in the Capital Budget, will not exceed the self-imposed limit of 15% of the adjusted levy as outlined on Schedule "H". Reference to this schedule indicates the high in 1986 is only 14.08%. We are of the opinion, because of the firm financial commitment to the project by not only the City but the senior levels of Government, the net cost to the taxpayer could be less than forecasted in this report. The Provincial and Federal Governments are announcing incentive programs to create work and there is a possibility this project could be included under one of these programs. While it is difficult to define the actual dollar value, the report of the consultants and the letter of Mr. Morand clearly indicate the project will have a beneficial effect on the economy of the City during construction and after completion of the project.

You will recall in the June report, it was also indicated there was a possibility the revenue from advertising could be increased and we are led to believe this additional source of funding might still be available.

It should be noted these statements have been prepared on the assumption the gross cost for the project will not exceed the original estimate of $42,700,000 and is subject to confirmation by the architectural consultants, Parkin Partnership.

Recommendations for Consideration by the Parks and Recreation Committee to City Council

That the Parks and Recreation Committee recommend to City Council for its meeting of January 11, 1983:

1. The City Solicitor be requested to make application to the Ontario Municipal Board for approval to proceed with the project at a cost not to exceed $42,700,000.

2. That the Finance Committee be requested to recommend to City Council the method of financing.

Yours very truly

W. H. McFarland
Treasurer and Commissioner of Finance

WHM:k

Att.

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

City of Hamilton
Treasury

Schedule "A"

ANALYSIS OF RESERVE FOR TRADE CENTRE/ARENA COMPLEX
as at December 31, 1982

Date (1)	Description (2)	Amount of Capital Fund Contribution (3) $	Fund Transferred to Finance Expenditure (4) $	Interest Income (5) $	Total (6) $
	Federal Contribution				
June 3, 1981	Contribution from Federal Government	4,000,000			4,000,000
December 31, 1981	Interest income - 1981			478,283	478,283
December 31, 1982	Interest income - 1982			713,064	713,064
		4,000,000		1,191,347	5,191,347
	Provincial Contribution				
July 14, 1982	Contribution from Provincial Government	100,000			100,000
December 31, 1982	Interest income - 1982			6,757	6,757
		100,000		6,757	106,757
	Capital Levy and Reserve less Expenditure				
June 24, 1981	Allocation from 5 Mill Capital Levy - 1981	200,000			200,000
March 16, 1982	Allocation from 5 Mill Capital Levy - 1982	600,000			600,000
March 16, 1982	Special Capital Levy - 1982	872,720			872,720
June 30, 1982	Allocation from the Reserve for Contingency	2,500,000			2,500,000
October 29, 1982	Less Expenditure - Architect's Fees		(397,000)		(397,000)
December 31, 1981	Interest income - 1981			21,601	21,601
December 31, 1982	Interest income - 1982			410,890	410,890
		4,172,720	(397,000)	432,491	4,208,211
	Public Subscription				
May 31, 1982	Contributions from Public	1,525			1,525
May 31, 1982	Less purchase of plaque		(37)		(37)
December 31, 1982	Interest income - 1982			238	238
		1,525	(37)	238	1,726
	Total Contributions and Interest Income	**8,274,245**	**(397,037)**	**1,630,833**	**9,508,041**

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December 22, 1982

City of Hamilton
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Schedule "B"

PROPOSED METHOD OF FINANCING AN 18,000 SEAT TRADE CENTRE/ARENA COMPLEX BASED ON ESTIMATED CAPITAL CONTRIBUTIONS
(assuming construction starts in 1983)
(000's)

Description (1)	Total (2) $	1981 (3) $	1982 (4) $	1983 (5) $	1984 (6) $	1985 (7) $
Schedule of Financing:						
(a) **Confirmed -**						
Federal Contribution	4,000	4,000				
Province of Ontario Contribution	4,075		100	3,900	75	
Allocation from 5 Mill Capital Levy	2,900	200	600	1,200	500	400
1 Mill special Capital Levy	3,543		873	881	890	899
Allocation from Reserve for Contingency	2,500		2,500			
Interest income on Reserve for Trade Centre/Arena Complex	1,631	500	1,131			
	18,649	4,700	5,204	5,981	1,465	1,299
(b) **Proposed** - (Approval of City Council required)						
Allocation from Reserve	2,000		1,000	1,000		
(c) **Estimated -**						
Public subscription	3,500			2,500	1,000	
Interest income on Reserve for Trade Centre/Arena Complex	764			764		
	4,264			3,264	1,000	
Total Cash Receipts	**24,913**	**4,700**	**6,204**	**10,245**	**2,465**	**1,299**

NRA:k
December 22, 1982

City of Hamilton
Treasury

Schedule "C"

Pannell Kerr Forster Campbell Sharp
EXHIBIT XXXVI
HAMILTON TRADE CENTRE ARENA
DECEMBER 22, 1982
Net Operating Profit Expressed in 1982 Dollars
(000's)

	Without Beer Sales		With Beer Sales	
II) NHL - with internal concessions				
TOTAL REVENUES	$3,535		$3,713	
TOTAL OPERATING EXPENSES	2,055		2,055	
NET OPERATING PROFIT	**$1,480**	*	**$1,658**	*
NHL - with external concessions				
TOTAL REVENUES	$3,311		$3,445	
TOTAL OPERATING EXPENSES	2,055		2,055	
NET OPERATING PROFIT	$1,256		$1,390	
IV) NO HOCKEY - with internal concessions				
TOTAL REVENUES	$1,854		$1,953	
TOTAL OPERATING EXPENSES	1,773		1,773	
NET OPERATING PROFIT	**$ 81**	*	**$ 180**	*
NO HOCKEY - with external concessions				
TOTAL REVENUES	$1,730		$1,804	
TOTAL OPERATING EXPENSES	1,773		1,773	
NET OPERATING PROFIT	($43)		$31	

* **Amounts used for development of Schedules D, E, F and G.**

City of Hamilton
Treasury

Schedule "D"

PROPOSED METHOD OF FINANCING AN 18,000 SEAT TRADE CENTRE/ARENA COMPLEX OPERATED BY THE CITY WITH N.H.L. FRANCHISE, INCLUDING BEER SALES
(assuming construction starts in 1983)
(000's)

Description (1)	Total (2)	1981 (3)	1982 (4)	1983 (5)	1984 (6)	1985 (7)	Estimated Annual Cost to Finance Debt (b)(ii) (8)
Gross Cost	42,700	-	1,078	9,172	17,300	15,150	
Schedule of Financing:							
(a) **Total cash receipts excluding operating revenue**	24,913	4,700	6,204	10,245	2,465	1,299	
(b) **Debenture issue - 13%**							
(i) Debt financed from net revenue (1) based on P.K.F.C.S. (2) Report including N.H.L. franchise	11,647					11,647	
(ii) Debt financed from current budget	6,140					6,140	
	17,787					17,787	
Total Financing	42,700	4,700	6,204	10,245	2,465	19,086	
Cost to taxpayers in residential mills							
(i) Based on special Capital Levy 1982-1985		-	1.0 mill	1.0 mill	1.0 mill	1.0 mill	-
(ii) Based on $6,140,000 debt issue		-	-	-	-	-	0.9 mill
		-	1.0 mill	1.0 mill	1.0 mill	1.0 mill	0.9 mill
Cost based on a $5,000 assessment		-	$5.00	$5.00	$5.00	$5.00	$4.50

Note: (1) The net revenue used for this calculation is at 1982 dollars as per Exhibit XXIX of the Management Consultants' Report.
(2) P.K.F.C.S. means Pannell Kerr Forster Campbell Sharp

NRA:k
December 22, 1982

City of Hamilton
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Schedule "E"

PROPOSED METHOD OF FINANCING AN 18,000 SEAT TRADE CENTRE/ARENA COMPLEX OPERATED BY THE CITY WITH N.H.L. FRANCHISE, EXCLUDING BEER SALES
(assuming construction starts in 1983)
(000's)

Description (1)	Total (2)	1981 (3)	1982 (4)	1983 (5)	1984 (6)	1985 (7)	Estimated Annual Cost to Finance Debt (b)(ii) (8)
Gross Cost	42,700	-	1,078	9,172	17,300	15,150	
Schedule of Financing:							
(a) **Total cash receipts excluding operating revenue**	24,913	4,700	6,204	10,245	2,465	1,299	
(b) **Debenture issue - 13%**							
(i) Debt financed from net revenue (1) based on P.K.F.C.S. (2) Report including N.H.L. franchise	10,397					10,397	
(ii) Debt financed from current budget	7,390					7,390	
	17,787					17,787	
Total Financing	42,700	4,700	6,204	10,245	2,465	19,086	
Cost to taxpayers in residential mills							
(i) Based on special Capital Levy 1982-1985		-	1.0 mill	1.0 mill	1.0 mill	1.0 mill	-
(ii) Based on $7,390,000 debt issue		-	-	-	-	-	1.1 mills
		-	1.0 mill	1.0 mill	1.0 mill	1.0 mill	1.1 mills
Cost based on a $5,000 assessment		-	$5.00	$5.00	$5.00	$5.00	$5.50

Note: (1) The net revenue used for this calculation is at 1982 dollars as per Exhibit XXIX of the Management Consultants' Report.
(2) P.K.F.C.S. means Pannell Kerr Forster Campbell Sharp

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December 22, 1982

City of Hamilton
Treasury

Schedule "F"

PROPOSED METHOD OF FINANCING AN 18,000 SEAT TRADE CENTRE/ARENA COMPLEX OPERATED BY THE CITY WITHOUT N.H.L. FRANCHISE, INCLUDING BEER SALES
(assuming construction starts in 1983)
(000's)

Description (1)	Total (2)	1981 (3)	1982 (4)	1983 (5)	1984 (6)	1985 (7)	Estimated Annual Cost to Finance Debt (b)(ii) (8)
Gross Cost	42,700	-	1,078	9,172	17,300	15,150	
Schedule of Financing:							
(a) **Total cash receipts excluding operating revenue**	24,913	4,700	6,204	10,245	2,465	1,299	
(b) **Debenture issue - 13%**							
(i) Debt financed from net revenue (1) based on P.K.F.C.S. (2) Report excluding N.H.L. franchise	1,264					1,264	
(ii) Debt financed from current budget	16,523					16,523	
	17,787					17,787	
Total Financing	42,700	4,700	6,204	10,245	2,465	19,086	
Cost to taxpayers in residential mills							
(i) Based on special Capital Levy 1982-1985		-	1.0 mill	1.0 mill	1.0 mill	1.0 mill	-
(ii) Based on $16,523,000 debt issue		-	-	-	-	-	2.5 mills
		-	1.0 mill	1.0 mill	1.0 mill	1.0 mill	2.5 mills
Cost based on a $5,000 assessment		-	$5.00	$5.00	$5.00	$5.00	$12.50

Note: (1) The net revenue used for this calculation is at 1982 dollars as per Exhibit XXIX of the Management Consultants' Report.
(2) P.K.F.C.S. means Pannell Kerr Forster Campbell Sharp

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December 22, 1982

City of Hamilton
Treasury

Schedule "G"

PROPOSED METHOD OF FINANCING AN 18,000 SEAT TRADE CENTRE/ARENA COMPLEX OPERATED BY THE CITY WITHOUT N.H.L. FRANCHISE, EXCLUDING BEER SALES
(assuming construction starts in 1983)
(000's)

Description (1)	Total (2)	1981 (3)	1982 (4)	1983 (5)	1984 (6)	1985 (7)	Estimated Annual Cost to Finance Debt (b)(ii) (8)
Gross Cost	42,700	-	1,078	9,172	17,300	15,150	
Schedule of Financing:							
(a) **Total cash receipts excluding operating revenue**	24,913	4,700	6,204	10,245	2,465	1,299	
(b) **Debenture issue - 13%**							
(i) Debt financed from net revenue (1) based on P.K.F.C.S. (2) Report excluding N.H.L. franchise	569					569	
(ii) Debt financed from current budget	17,218					17,218	
	17,787					17,787	
Total Financing	42,700	4,700	6,204	10,245	2,465	19,086	
Cost to taxpayers in residential mills							
(i) Based on special Capital Levy 1982-1985		-	1.0 mill	1.0 mill	1.0 mill	1.0 mill	-
(ii) Based on $17,218,000 debt issue		-	-	-	-	-	2.6 mills
		-	1.0 mill	1.0 mill	1.0 mill	1.0 mill	2.6 mills
Cost based on a $5,000 assessment		-	$5.00	$5.00	$5.00	$5.00	$13.00

Note: (1) The net revenue used for this calculation is at 1982 dollars as per Exhibit XXIX of the Management Consultants' Report.
(2) P.K.F.C.S. means Pannell Kerr Forster Campbell Sharp

NRA:k
December 22, 1982

City of Hamilton
Treasury

Schedule "H"

FINANCING REVISION TO 1982-1986 CAPITAL BUDGET FOR AN 18,000 SEAT TRADE CENTRE/ARENA COMPLEX DUE TO INCREASED CAPITAL CONTRIBUTIONS
(000's)

Description (1)	Total (2) $	1982 (3) $	1983 (4) $	1984 (5) $	1985 (6) $	1986 (7) $
Trade Centre/Arena Complex						
Financing per 1982-1986 Capital Budget	25,582	2,527	1,919	7,110	8,101	5,925
Revised financing requirement	17,787	-	-	-	17,787	-
Change: Increase+/Decrease-	7,795-	2,527-	1,919-	7,110-	9,686+	5,925-

SUMMARY OF REVISED PERCENTAGE OF DEBT CHARGES TO LEVY
(000's)

Year (1)	Percentage of Adjusted Municipal Levy Required for Debt Charges: 1982-1986 Capital Budget (2)	Percentage of Adjusted Municipal Levy Required for Debt Charges: Revised Percentage (3)	Percentage of Gross Budget Required for Debt Charges: 1982-1986 Capital Budget (4)	Percentage of Gross Budget Required for Debt Charges: Revised Percentage (5)
1982	11.43%	11.43%	8.06%	8.06%
1983	12.41%	11.84%	8.75%	8.35%
1984	12.89%	11.97%	9.09%	8.44%
1985	13.72%	11.46%	9.67%	8.08%
1986	14.42%	14.08% ✓	10.17%	9.93% ✓
1987	14.53% ✓	13.21%	10.25% ✓	9.31%

NRA:k
December 22, 1982

The Regional Municipality of Hamilton-Wentworth
Economic Development Department

December 9, 1982

MEMORANDUM

TO: Webb McFarland
Commissioner of Finance

FROM: Arie Ashkenazy
Economic Development Department

RE: Economic Impact of the Construction Phase of the Arena/Trade Center

1.0 Background

The proposed Arena/Trade Center has the following main elements:

a. Seating capacity of 18,000

b. 60,000 sq. ft. of exhibit space

c. Cost of 42.7 million dollars

The structure is to be composed of steel and concrete.

2.0 Analysis

a. Direct impact

Approximately 50% of the total cost will have to be paid in wages and salaries. This amounts to 21 million dollars and corresponds to 840 man years of employment. Out of the remaining 21 million, we estimate that 75% will be spent on steel. This amounts to 16 million dollars, assuming that steel will be provided locally. This will result in 213 man years of employment created in the steel industry.

2.0 Analysis - Continued

b. Indirect impact

The income generated by the construction of the Arena/Trade center will filter down the local economy. The increased demand for steel products plus the spending power of the people employed in the steel mills will create a similar amount of other jobs locally, 213 man years of employment. The additional income received by the construction workers will result in more jobs in other sectors of the local economy, 400 man years of employment.

3.0 Summary

The construction of the proposed Arena/Trade center is estimated to create employment as follows:

a. Construction - 840 man years of employment
b. Steel industry - 213 man years of employment
c. Indirect effects - 613 man years of employment

TOTAL of 1666 man years of employment

AA:jk

cc: John Morand

City of Hamilton
Treasury

TRADE CENTRE/ARENA COMPLEX
SUMMARY OF ACTION TAKEN BY CITY COUNCIL

Council Approval Date	Summary
June 24, 1980 (Section 7 of the 32nd Report of the Board of Control)	Approval of appointment of the I.B.I. Group, Professional Consultants at a total cost of $94,500 to carry out detailed Stadium/Arena Feasibility Study. The cost of this study, including in-house expenses, will be subject to a 50% grant from Province of Ontario. City's share to be financed by transfer from Contingency Account.
September 30, 1980 (Section 1 of the 18th Report of the Parks and Recreation Committee)	That, subject to appropriate funding arrangements with the Federal and Provincial governments, the City proceed with construction of Arena/Trade Centre at estimated cost of 39 million-48.3 million escalated (recommendation approved in principle, pending outcome of Federal/Provincial fund sharing negotiation)
February 24, 1981 (Section 1 of the 5th Report of the Parks and Recreation Committee)	A) That City reaffirm its intention to, subject to appropriate financing, proceed with construction at a minimum total value of $16,000,000 B) That the offer of the Government of Canada to contribute $4,000,000 be accepted C) That City purchase from the Federal-Provincial-Municipal Partnership 126,671 square feet of land for site in Phase Six of Lloyd D. Jackson Square
February 24, 1981 (Section 11 of the 5th Report of the Finance Committee)	That $127,000 required for acquisition of land from the Federal-Provincial-Municipal Partnership be financed from the Reserve for Property Purchases, Account No. 0280-02.

City of Hamilton
Treasury

TRADE CENTRE/ARENA COMPLEX
SUMMARY OF ACTION TAKEN BY CITY COUNCIL

Council Approval Date	Summary
March 10, 1981 (Section 1 of the 7th Report of the Finance Committee and Section 1 of the 7th Report of the Parks and Recreation Committee)	Acceptance of the proposal of the I.B.I. Group to undertake a study and analysis of various alternatives respecting proposed Trade/Arena Complex at an estimatd cost of $6,600 ... and that the Provincial Government be requested to participate in this study for 50% of cost and that additional $1,100 required be financed by transfer from Contingency Account.
June 23, 1981 (Section 1 of the 16th Report of the Parks and Recreation Committee)	A) That City Council approve, in principle, the construction of Trade Centre/Arena Complex with a seating capacity of 18,000 seats ... with gross cost not to exceed 42.7 million to be financed as follows:

Capital Receipts	- Federal Government	4,000,000
	- Provincial Government	4,100,000
	- Capital Levy	2,000,000
	- Public Subscription	3,500,000
		13,600,000
Debt financed from Net Revenues (including N.H.L.)		18,500,000
Subtotal		32,100,000
1 Mill Special Levy for 4 years		3,600,000
Debenture Issue financed from Current Estimates		7,000,000
		42,700,000

City of Hamilton
Treasury

TRADE CENTRE/ARENA COMPLEX
SUMMARY OF ACTION TAKEN BY CITY COUNCIL

Council Approval Date	Summary
June 23, 1982 ..... Continued	B) That Council appoint members to the Independent Foundation for the purpose of soliciting financial contributions from the public as authorized by Council on March 10, 1981 (Section 1 of the 6th Report of the Parks and Recreation Committee) C) That Mayor and Council representatives approach senior levels of Government to discuss further contributions from Provincial and Federal Governments. D) That Council authorize subcommittee to: (i) discuss with industrial and commercial organizations the possibility of financing assistance in the complex either by participation in the construction cost or financial contributions for concessions and advertising privileges; (ii) prepare space and facility report to outline various components of building; and (iii) bring forth recommendation as to procedures to be followed for appointment of architects and/or consultants to prepare a preliminary design and cost estimates. E) That priority for year of commencement and proposed method of financing will not be changed in order to give preference to Trade Centre/Arena Complex.
July 28, 1981 (Section 22 of the 15th Report of the Finance Committee)	Approval of the recommendation of Trade/Arena Sub-committee that $7,500 be made available for advertising and promotion to be financed by transfer from Contingency Account.

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

City of Hamilton
Treasury

TRADE CENTRE/ARENA COMPLEX
SUMMARY OF ACTION TAKEN BY CITY COUNCIL

Council Approval Date	Summary
September 29, 1981 (Section 2 of the 23rd Report of the Parks and Recreation Committee)	Appointment of Sink/Combs & Associates Special Consultant at a total maximum fee of $362,000. Total estimated provision $365,000
September 29, 1981 (Section 3 of the 18th Report of Finance Committee)	Total fee of $365,000 for special consultant be financed from Reserve for Trade Centre/Arena
November 17, 1981 (Section 1 of the 28th Report of the Parks Recreation Committee	A) That Section 2 of the 23rd Report of the Parks and Recreation Committee be rescinded and replaced with the following: That firm of Sink/Combs be retained to provide consulting services at a fee and terms to be negotiated and approved by Council. B) That City of Hamilton call for proposals for retention of Ontario architect for full architectural services. C) That Trade Centre/Arena Subcommittee be authorized and directed to prepare Terms of Reference for proposal call for the Ontario architect.

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SUMMARY OF ACTION TAKEN BY CITY COUNCIL

Council Approval Date	Summary
November 17, 1981 ..... Continued	C) Continued ..... That each phase of the work (a) Schematic Design (b) Design Development (c) Construction Development (d) Construction Phase and Post-Construction Services be considered a separate entity and that City retains option to extend or terminate agreements with Ontario architect at any time. D) That total combined cost for services by Ontario architect and Sink/Combs with respect to Phase I - Schematic Design not exceed sum of $365,000.
February 9, 1982 (Section 1 of the 3rd Report of the Parks and Recretion Committee]	That the firm of Sink/Combs and Associates be retained by the City of Hamilton to provide consulting service with respect to the proposed Trade Centre/Arena Project at a fee not to exceed $268,900.
February 23, 1982 (Section 1 of the 5th Report of the Parks and Recreation Committee)	That Parkin Partnership, Architect Planners, be retained at fee not to exceed $96,000 (as part of $365,000 referred to above) to provide architectural services for Phase I - Schematic Design and for City to have option to retain Parkin Partnership for remaining three phases based on following maximum fees: Phase II $ 225,000 Phase III 1,005,000 Phase IV 520,000 Expenses for above 47,000
June 29, 1982 (Section 4 of the 15th Report of the Parks and Recreation Committee)	That the Finance Committee be requested to recommend to Council the method of financing for: a) Additional financing proposed in Schedule "G" of the City Treasurer and Commissioner of Finance's Report dated June 17, 1982, as follows:

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Schedule "G"

PROPOSED METHOD OF FINANCING AN 18,000 SEAT TRADE CENTRE/ARENA COMPLEX
BASED ON ESTIMATED CAPITAL CONTRIBUTIONS
(assuming construction starts in 1982)
(000's)

Description (1)	Total (2) $	1981 (3) $	1982 (4) $	1983 (5) $	1984 (6) $	1985 (7) $
Schedule of Financing:						
(a) **Confirmed -**						
Federal Contribution	4,000	4,000				
Province of Ontario Contribution	4,075		100	3,900	75	
Distribution from 5 Mill Capital Levy	2,000	200	600	1,200		
1 Mill special Capital Levy	3,543		873	881	890	899
Interest income on Reserve for Trade Centre/Arena Complex	918	500	418			
	14,536	4,700	1,991	5,981	965	899
(b) **Proposed** - (Approval of City Council required)						
Allocation from Reserve for Contingency	2,500		2,500			
Distribution from 5 Mill Capital Levy	900				500	400
	3,400		2,500		500	400
(c) **Estimated -**						
Public subscription	3,500		1,000	2,500		
Interest income on Reserve for Trade Centre/Arena Complex	1,457		608	849		
	4,957		1,608	3,349		
Total Cash Receipts	**22,893**	**4,700**	**6,099**	**9,330**	**1,465**	**1,299**

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Council Approval Date	Summary
June 29, 1982 ... Continued	b) The architects fee for Phase II (maximum of $225,000) and Phase III (maximum of $1,005,000) plus expenses (maximum of $47,000) for a total fee of $1,277,000
June 29, 1982 (Section 7 of the 13th Report of the Finance Committee)	1) That additional financing for above be provided by transfer from Reserve for Contingency account in amount of $2,500,000 and $500,000 of 5 mill capital levy (1984) and $400,000 of 5 mill capital levy (1985)
	2) That the amount required to finance Phases II and III and expenses related to Phase II and III in the total amount of $1,277,000 be financed from Reserve for Trade Centre/Arena
June 29, 1982 (Section 1 of the 15th Report of the Parks and Recreation Committee)	a) Approval of the program for the Trade Centre/Arena facility as set forth in Sink/Combs Associates report dated May 18, 1982
	b) Approval of Schematic Drawings dated June 22, 1982
	c) Approval of the initial "Estimated Total Cost of Project" in the amount of $42,594,900 (exclusive of P.S.T.) as set forth in Sink/Combs report, dated June 22, 1982
June 29, 1982 (Section 2 of the 15th Report of the Parks and Recreation Committee)	That Parkin Partnership be authorized and directed to proceed with Phase II - Design Development $ 225,000 Phase III - Construction Development Documents 1,005,000 Plus expenses 47,000 for a total maximum fee of $1,277,000.

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Council Approval Date	Summary
July 27, 1982 (Section 1 of the 17th Report of the Parks and Recreation Committee)	With adoption of Section 2, Fifteenth Report of Parks and Recreation Committee, City Council on June 29, 1982 authorized Parkin Partnership to proceed with Phase II - Design Development and Phase III - Construction Development Documents for Trade Centre/Arena project at a total maximum fee of $1,227,000 subject to submission by Parkin Partnership of Preliminary Detailed "Estimates of Total Cost of the Project" and the confirmation that cost estimates are within the $42.7 million budget. The Committee recommends approval of these estimates in the amount of $42,614,734.
July 27, 1982 (Section 7 of the 16th Report of the Parks and Recreation Committee)	A) That City Council authorize the appointment of Marketing Consultants to prepare estimates to determine total net revenue, including advertising to be generated from the Trade Centre/Arena facility B) That Trade Centre/Arena Subcommittee be directed to prepare terms of reference and procedures to be followed for selection of Consultants for approval by Parks and Recreation Committee and City Council
August 31, 1982 (Section 10 of the 20th Report of the Parks and Recreation Committee)	That a soil investigation be carried out on the Trade Centre/Arena site and an engineering report be obtained at an estimated cost of $10,000
August 31, 1982 (Section 10 of the 15th Report of the Finance Committee)	That the estimated expenditure of $10,000 for soil investigation be financed from Reserve for the Trade Centre/Arena Account

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Council Approval Date	Summary
August 31, 1982 (Section 9 of the 20th Report of the Parks and Recreation Committee)	Approval of "Terms of Reference for the marketing consultant for the Trade Centre/Arena Complex"
September 14, 1982 (Section 2 of the 16th Report of the Finance Committee)	Approval of the appointment of Pannell Kerr Forster Campbell Sharp, Management Consultants, Toronto, Ontario, to carry out a marketing study at a total maximum fee of $40,000 to be financed from the Reserve for the Trade Centre/Arena.

GK:k
December 22, 1982